
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: August 15, 2023

SUBJECT:

Preliminary Plat extension for High Country: Approve a 24-month extension to the preliminary plat for High Country, Lots 1X, 78X, 1-78, Block 1; Lots 1-20, Block 2; Lots 1-25, Block 3; Lots 1X, 1-26, Block 4; Lots 1X, 1-29, Block 5; Lots 1-20, Block 6, Lots 1-20, Block 7; and Lot 1X, Block 8 located approximately at 342 Landview Dr within the City of Burleson (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On August 23, 2023, a preliminary plat extension request, attached as Exhibit 2; was submitted by Marc Paquette representing Peloton Land Solutions. The preliminary plat is currently scheduled to expire on October 18, 2023. An extension would allow the applicant additional time to prepare and submit a final plat for phase 2 and extend the approval of the preliminary plat to October 18, 2025.

The preliminary plat for High Country (Case 21-101) and final plat for High Country, Phase 1 (Case 21-102), were both originally approved on October 18, 2021. The High Country development contains 218 residential lots and 5 HOA lots of open space. The subject property is zoned Planned Development (PD).

Appendix A, Subdivision and Development; Article 3 - Plat Requirements, Section 3.2(6) Expiration of approval: Approval of a preliminary plat shall expire after 24 months from the date of approval, unless a final plat is submitted for all or part of the area that has received preliminary plat approval. The approving body may approve a time extension upon written request from the developer or may waive the 24-month termination period when the final plat is determined to be consistent with the approved preliminary plat and no additional standards have been adopted by the city. The validity of the preliminary plat shall be extended 24 months from the approval date of a final plat of any portion of the approved preliminary plat.

OPTIONS:

- 1) Approve a 24 month extension for the High Country preliminary plat; or
- 2) Deny the 24 month plat extension request

RECOMMENDATION:

Approve a 24 month extension for the High Country preliminary plat.

FISCAL IMPACT:

None.

STAFF CONTACT:

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